Registered No. HSE–49/2009-2011. **[Price : Re. 0-25 Paise.**



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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 446] **HYDERABAD, THURSDAY, AUGUST 26, 2010.**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(I_1)

DRAFT VARIATION TO THE ZONAL DEVELOPMENT PLAN HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN BANJARA HILLS, SHAIKPET (M), HYDERABAD DISTRICT.

[Memo. No. 16778/I_1/2009, Municipal Administration & Urban Development 19th August, 2010.]

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Pr. No. 8-2-332/8/A situated at Road No. 3, Banjara Hills of Shaikpet (V) & (M) to an extent of 418.89 Sq.Mtrs, which is presently earmarked for Residential Use Zone in the notified Zonal Development Plan for Zone IV Municipal Area is now proposed to be designated as Commercial (Category-C) Use Zone, subject to the following conditions :

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.

2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the Change of Land Use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (11) Department dated: 18-10-2007 to GHMC at the time of obtaining building permission.
17. the activities indicated under category - C in G.O.Ms.No.766, MA & UD (11) Department dated: 18-10-2007 only shall be allowed.
18. that the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad has to furnish his remarks / objections / suggestions on the proposed change of land use within the stipulated period.

SCHEDULE OF BOUNDARIES

NORTH :	Existing 49’-0” wide B.T. Road (proposed 66’-0”wide road) as per ZDP-IV
SOUTH :	Pr.No. 8-2-332 (House)
EAST :	Pr.No. 8-2-332 (Ground + 1) House
WEST :	Pr.No. 8-2-332 /1/D (Ground + 2) House

T.S. APPA RAO,
Principal Secretary to Government (UD).

Printed and Published by the Commissioner of Printing, Government of Andhra Pradesh at Government Central Press, Hyderabad.